PETITION FOR ZONING VARIANCE 85-23-XA The undersigned, legal owner(s) of the property situate in B. ..imore County and which is described in the description and plet attached hereto and made a part hereof, hereby petition for a Variance from Section \_ 258.1. 238.24:(102.2) to permit a minimum of 18' between buildings instead of the maximum required 60'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Configuration and acreage of property. Other practical hardships and unreasonable difficulties to be presented at the time of the hearing. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: ROLLING MILLS REALTY & COMPANY (Type or Print Name) Signature By: M. V. Herkberger (Type or Print Name) City and State 10 Parks Avenue, Cockeysville, Maryland 21030 101 W. Penhsylvania Ave., #200 Name, address and phone number of legal owner, contract purchaser or representative to be contacted J. Strong Smith, G.W. Stephens 303 Allegheny Ave. Attorney's Telephone No.: 828-444 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_ of June, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July , 19.84 , at 10:15 o'clock

Zoning Administration

hearing scheduled accordingly.

NBC:bsc

Enclosures

cc: Mr. J. Strong Smith

303 Allegheny Avenue

Towson, Md. 21204

G.W. Stephens

Very truly yours.

Chairman -

NICHOLAS B. COMMODARI

Bilheles & Connecaciose

Zoning Plans Advisory Committee

Industrial Development

which is the subject of this Petition Contract Purchaser: Legal Owner(s): ROLLING MILLS REALTY & COMPANY (Type or Print Name) (Type or Print Name) City and State 10 Parks Avenue, Cockeysville Maryland 21030 City and State ennsylvania Ave. #200 Name, address and phone number of legal owner, contract purchaser or representative to be contacted J. Strong Smith, G.W. Stephens City and State Attorney's Telephone No.: 828-4442 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_ o'clock Z.C.O.-No. 1 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 July 13, 1984 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE HARRY J. PISTEL, P. E. DIRECTOR July 16, 1984 COUNTY OFFICE BLDG. Benjamin Bronstein, Esquire 111 W. Chesapeake Ave. 102 W. Pennsylvania Avenue Towson, Maryland 21204 Towson, Maryland 21204 Mr. Arnold Jablon Zoning Commissioner County Office Building Nicholas B. Commodari Towson, Maryland 21204 RE: Item No. 327 - Case No. 85-23-XA Chairman Rolling Mill Realty & Company Variance Petition & Special Exception Re: Item 327 (1983-1984) Property Owner: Rolling Mill Realty & Co. MEMBERS SE/S Rolling Mill Rd. 460' N/E from Bureau of Engineering c/1 North Point Blvd. Dear Mr. Bronstein: Acres: 3.987 District: 15th The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of State Roads Commis Bureau of Fire Provention The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject Realth Department Project Planning Building Department General: Board of Education Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm. under the penalties of perjury, that I/we are the legal owner(s) of the property ML Herzberger president 303 Allegheny Ave. Towson, MD 21204 <u>825-81</u>20

Comments were supplied in conjunction with Zoning Advisory Committee review

GILBERT S. BENSON, P.E., Asst.Chief

This office has no further comment in regard to the plan submitted for

Zoning Advisory Committee review in connection with this Item 327 (1923-1924).

for Item 1 Cycle III (April-October 1972) and Item 63 (1982-1983).

GSB:EAM:FWR:rm

KY-F-N.E. & J-S.E.

TP-N.E. & S.E. I

TX- 96

PS-I N.E. & S.E.-17

herein described property for living quarters in a commercial building

PETITION FOR SPECIAL EXCEPTION 85-23-49

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PETITION FOR VARIANCE S/S Rolling Mill Rd., 460' NE OF BALTIMORE COUNTY of the Centerline of North Point Blvd., 15th District ROLLING MILLS REALTY & : Case No. 85-23-XA COMPANY, Petitioner :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Cummermen Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 5th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Espire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. J. Strong Smith, G. W. Stephens & Associates, 303 Allegheny Ave., Towson, MD 21204, who requested notification. Yeter Max Zumenna

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOV/SON, MARYLAND 21204

HARRY J. PISTEL, P. E.

November 4, 1982

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #63 (1982-1983) Property Owner: Chrysler Overseas Capital Corp. S/S Rolling Mill Rd. 555' N/E from centerline of North Point Blvd. Acres: 15 X 30 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General:

Baltimore County highway and utility improvements are not directly involved.

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item #1 of Zoning Cycle III (April - October 1972) are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 63 (1982-1983).

> Very truly yours, (SIGNIC) ROLLEY A MORNAGE

ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR:ss

cc: Jack Wimbley F-NE & J-SE Key Sheets 1 NE & SE - 17 Pos. Sheets NE & SE 1 E Topo 96 Tax Map

Baltimore County, Maryland Bepartment Of Bublic Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

" Bureau of Engineering ELLSWORTH N. DIVER, P. E., CHIEF

300

April 12, 1972

Mr. Oliver L. Myers, Chairman Zoning Advisory Committee County Office Building

Towson, Maryland 21204

Re: Itam #1 (Cycle April - October 1972)
Property Owner: Canton Company of Baltimore N/S North Point Road, 200' S/E of Rolling Mill Road

Present Zoning: M.H. Proposed Zoning: Reclassification to B.B. District: 15th No. Acres: 4.0 Acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

The subject property constitutes a site within the Canton Industrial Center, Public Works Agreement #156507, which covers all Baltimore County facilities required for development in accordance with the existing soming.

North Point Boulevard is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sery truly fours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: CMK: 35

SE 1E, NE 1E Topo Sheets F-NE, J-SE Key Sheets
1 SE 17, 1 NE 17 Position Sheets 96 Tax Map

Maryland Department of Transportation

Lowell K. Bridwell Hal Kassoff

June 8, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-5-84 ITEM: #327 Property Owner: Rolling Mill Realty & Campany Location: SE/S Rolling Mill Road 460 N/E from c/1 ~ North Point Blvd. Route 151 Existing Zoning: M.H-IM & B.R.-IM Proposed Zoning: Variance to permit a minimum distance between buildings of 18' in lieu of the required 60'. Special Exception for living quarters in a commercial building. Acres: 3.987 District: 15th

Dear Mr. Jablon:

On review of the site plan of 4-25-84 showing all access to the site (Eastpoint Mini Storage) by way of Rolling Mill Road, the State Highway Administration finds the plan generally acceptable.

> Very truly yours, Charle La Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

Eugene A. Bober, Chief

County Office Building

Towson, MD 21204

Dear Mr. Bober:

Current Planning and Development Office of Planning and Zoning

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BENJAMIN BRONSTEIN

ATTORNEY AT LAW

SUITE 200

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204

(301) 828-4442

April 10, 1984

Location: Hels Ruling Hill RS, Abor HIE OF MORTH PT. BLVD. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are CRGin not required; There are no site planning factors requiring comment. Tell letter deced 4/10/84 )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior o issuance of a building permit. The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

)Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board )Landscaping should be provided on this site and shown on the plan. )The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service )The property is located in a traffic area controlled by a "D" leve' intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. )Additional comments: Landscape you is required us nor Betto Court Land Loise Man

BEFORE THE

DEPUTY ZONING COMMISSIONER

Re: Zoning Advisory Meeting of 4/5/14

Item # 327 Property Owner: ROLLING MILL REALTY & Co.

RE: PETITIONS FOR SPECIAL EXCEPTION AND S/S of Rolling Mill Rd., 460' NE of the center line of North Point Blvd. 15th Election District

Mr. Arnold Jablon

Zoning Commissioner County Office Building

Towson, Maryland 21204

Rolling Mills Realty & Company-Petitioner No. 85-23-XA (Item No. 327)

BALTIMORE COUNTY

\*\*\* \*\*\* \*\*\* \*\*\* \*\*\* \*\*\* \*\*\*

The herein petitioner seeks a Petition for Special Exception for living quarters in a commercial building and a Petition for a Variance to permit a minimum of 18 feet between buildings in lieu of the maximum required 60 feet, as more fully described on the site plan prepared by G.W. Stephens, Jr. and Associates, Inc., dated April 25, 1984. RE: Canton Center Platbook OTG 31, Folio 72

Testimony presented by the petitioner, Rolling Mill Realty and Company, indicated that they propose to construct mini-storage warehouses with an on-site caretaker residence on the subject property.

Pursuant to the advertisement, posting of property, and public hearing, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27 day of July, 1984, that the Petition for Special Exception for living quarters in a commercial building and a variance to permit a minimum of 18 feet between buildings in lieu of the maximum required 60 feet are hereby GRANTED, from and after the date of this Order, subject, however, to the following:

> 1. The manager/caretaker of the mini-storage warehouses shall inhabit the living quarters.

2. The chain-link fence shall be maintained.

3. Landscaping shall include perimeter plants, i.e., trees and/or shrubs, planted along the north and east property lines.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586 494-45C°,

PAUL H. REINCKE CHIEF

June 14, 1984

Mr. William Hammond Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Rolling Mill Realty and Company Location: SE/S Rolling Mill Rd. 460' N/E from c/l North Point Blvd. Zoning Agenda: Meeting of 6/5/84

Item No.: 327

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

OX) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Turning radius circle shall be 35' for fire apparatus.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Sit Jan Holy 6-18 Approved: Heavy M Neigand Fire Prevention Bureau Special Inspection Division

ments of the Baltimore County Landscape Manual.

4. Approval of the aforementioned site plan by the Office of Planning and Zoning, including compliance with the require-

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

Dear Mr. Jablon:

County Office Building Towson, Maryland 2120

Comments on Item #327 Zoning Advisory Committee Meeting are as follows:

Rolling Mill Realty & Company SE/S Rolling Mill Road 460 F from c/l North Point Blvd. M.H-IM & B.R.-IM Variance to permit a minimum distance between buildings of 18' in lieu of the required 60'. Special Exception for living quarters in a commercial building.

June 27, 1984

X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

X B. A building/\_\_\_\_\_permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. No.1-reproduced seals

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments All structures shall comply with the Height/Area and Type of Construction requirements of the Building Code. Provide one hour tenant separation and fire stopping. Comply with the State

MOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

harles & Sumhom

harles E. Burnham, Chief

RE PETITIONS FOR SPECIAL EXCEPTION AND BEFORE THE S/S of Rolling Mill Rd., 460' NE of DEPUTY ZONING COMMISSIONER

the center line of North Point Blvd. 15th Election District Rolling Mills Realty & Company -

BALTIMORE COUNTY

No. 85-23-XA (Item No. 327) \*\*\* \*\*\* \*\*\* \*\*\* ::: ::: :::

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 md day of August, 1984, that the Order passed in this matter, dated July 27, 1984, is hereby AMENDED, Numpero Tunc, to delete Restriction 3 and insert in lieu thereof the following:

> 3. Landscaping shall include perimeter plants, i.e., trees and/or shrubs, planted along the southeast and southwest sides of the mini-storage warehouses.

FOR

VARIANCE

Petitioner

Reference is made to our phone conversations of recent date and your review of the above entitled plat. Kindly return to me a signed copy of this letter, indicating that the subject property is exempt from Division 2, (Development Review and Approval Process), Bill 56-82.

Very truly yours

Benjamin Bronstein

Upon review of plat of Canton Center as recorded among the Land Records of Baltimore County in O.T.G. 31, Folio 72, I have determined that the above entitled property is not subject to Division 2 of Bill 56-82 as hereinabove stated.

> EUGENE A. BOBER Chief, Current Planning

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

July 27, 1984

Benjamin Bronstein, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petitions for Special Exception and Variance S/S of Rolling Mill Rd., 460' NE of the center line of North Point Blvd. 15th Election District Rolling Mills Realty & Company -Petitioner No. 85-23-XA (Item No. 327)

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner

> > May 1, 1984

JMHJ/mc Attachments

cc: People's Counsel

Mr. Leroy E. Jones Route 1, Box 38 D Denton, Maryland 21629

Ms. Margaret Miller 7902 St. Clair Lane Dundalk, Maryland 21222 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Ar NOLD JABLON ZONING COMMISSIONER

August 22, 1984

Benjamin Bronstein, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Petitions for Special Exception and Variance S/S of Rolling Mill Rd., 460' NE of the center line of North Point Blvd. - 15th Election District Rolling Mills Realty & Company .

> > No. 85-23-XA (Item No. 327)

Dear Mr. Bronstein:

I have this date passed my Amended Order in the above captioned matter in accordance with the attached.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

centerline of North Point Boulevard

Tuesday, July 24, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Petition for Special Exception for living quarters in a commercial

building (B. R. zone) and Variance to permit a minimum of 18 ft.

Being the property of Rolling Mills Realty & Company, as shown on plat plan

In the event that these Petitions are granted, a building permit may be issued

within the thirty (30) day appeal period. The Zoning Commissioner will, however,

entertain any request for a stay of the issuance of said permit during this period

for good cause shown. Such request must be received in writing by the date of the

BY ORDER OF

ARNOLD JABLON

ZONING COMMISSIONER OF BALTIMORE COUNTY

Avenue, Towson, Maryland

between buildings instead of the maximum required 60 ft.

and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception and Variance

South side Rolling Mill Road, 460 ft. Northeast of the

15th Election District

JEAN M.H. JUNG Deluty Zoning Commissioner

Petitioner

JMHJ/mc

Attachments

LOCATION:

DATE & TIME:

filed with the Zoning Department.

hearing set above or made at the hearing.

cc: Mrs. Leroy E. Jones Route 1, Box 38 D Denton, Maryland 21629

People's Counsel

Ms. Margaret Miller Dundalk, Maryland 21222

Jame 27, 1984

Benjamin Brocetela, Esquire 102 W. Penneylvania Avanue Towson, Maryland 21204

> NOTICE OF HEARING Res Petition for Special Exception and Variance S/S Rolling Mill Road 460' NE of the c/l of North Point Beulevard Rolling Mills Realty & Company - Petitioner Case No. 85-23-XA

TIME: 10:15 A.M. DATE: Tuesday, July 24, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: John Strong Smith 303 Allegheny Avenue Towson, Maryland 21204

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH, RECEIPT

No. 130597

6 137 \*\*\* \*\* 2000016 E234A

VAL. JATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

Date July 17, 1984 TO. Zoning Commissioner

Norman E. Gerber, Director FROM Office of Planning and Zoning

Rolling Mills Realty & Company SUBJECT No. 85-23-XA

> This office is not opposed to the granting of this request; however, please note a landscape plan is required in accordance with the Baltimore County Landscape Manual.

NEG/JGH/sf

BENJAMIN BRONSTEIN ATTORNEY AT LAW SUITE 200 IO2 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

(301) 828-4442

August 9, 1984

July 18, 1984

Case No. 85-23-XA

Sincerely,

This is to advise you that \$72.40 is due for advertising and posting

This fee must be paid and our zoning sign and post returned on the day

of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and

remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,

No. 131944

Re: Petition for Special Exception & Variance S/S Rolling Mill Rd. 460' NE of the c/l of North Point Boulevard

ng Commissioner

Rolling Mills Realty & Company, Petitioner

Jean M.H. Jung, Deputy Zoning Commissioner Office of Planning and Zoning Baltimore County County Courts Building 401 Bosley Avenue Towson, MD 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Benjamin Bronstell, Esquire 102 W. Pennsylvania Avenue #200

Towson, Maryland 21204, before the hearing.

AMOUNT \$72.40

Towson, Haryland 21204

Dear Mr. Bronstein:

of the above property.

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

RECEIVED Julio Brothers Construction Co.

FOR: advertising and posting Case 85-23-XA (Rolling Mills Realty & Company)

g 087+++++7240ta 8254F

VALIDATION OR SIGNATURE OF CASHIER

ARNOLD JABLON ZONING COMMISSIONER

RE: Petitions for Special Exception and Variance S/E of Rolling Mill Rd., 460° NE of the center line of North Point 15th Election District Rolling Mills Realty & Company - Petitioner No. 85-23-XA (Item No. 327)

Dear Ms. Jung:

At the hearing for the above referenced matter, you requested a copy of the landscape plan. In compliance with that request, I am enclosing a copy for your file. Thank you for your kind attention to this matter.

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition for Variances in Existing MH-IM & BR-IM Zones And A Special Exception for Living Quarters

in a Commercial Building in an Existing BR-IM Zone Beginning for the same at a point on the southeast side of Rolling Mill

Road said point being located northeasterly 460 + feet from the centerline intersection of Rolling Mill Road and Northpoint Boulevard, thence running and binding along the southeast side of Rolling Mill Road the two following courses, viz:

- 1) North 51° 18' 00" East 181.13 feet
- \*2) By a curve to the right having a radius of 1005.53 feet for a distance of 60.00 feet thence leaving said Rolling Mill Road
- 3) South 36° 06' 37" East 503.30 feet to a point on the northwest side of the Canton Railroad right of way thence binding along said right of
- 4) South 61° 44' 30" West 340.00 feet to a point on the northeast side of Northpoint Boulevard thence binding on the northeast side of Northpoint
- Boulevard the two following courses, viz: 5) North 70° 12' 00" West 207.10 and
- 6) By a curve to the right having a radius of 2789.79 feet for a distance of 96.16 feet thence leaving Northpoint Boulevard and running the two following courses, viz:
- 7) North 45° 12' 00" East 192.79 feet and
- 8) North 12° 11' 00" West 182.21 feet to the place of beginning.

Containing 3.987 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of June 1984.

Zoning Commissioner

Petitioner Rolling Mill Realty & Coneceived by: /hulden

Micholas B. Commodari Chairman, Zoning Plans Advisory Committee

Attorney Benjamin Bronstein, Esq.

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th Election District

ZONING: Petition for Special Exception and Variance LOCATION: South side Roll-ing Mill Road, 460 ft. North-east of the center line of North Point Boulevard DATE & TIME: Tuesday, July 24, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building,

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Ilving quarters in a commercial building (B.R. sone) and Variance to permit a minimum of 18 ft. between buildings instead of the maximum required 60 ft.

Being the property of Retling Mills Reality & Company, as shown on plat plan filed with the Zoning Department.

In the svent that this Petition is granted, a building is granted, a building

By Order Of
ARNOLD JAMON
Zoning Commissioner
of Baltimore County

July &

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5 1, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Balamore County, Md., appearing on July 5 , 19 84

THE JEFFERSONIAN,

Publisher

\$20.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 13	Date of Posting 7/8/84
Posted for: Elition for Byllia	Exertin & 1 Persons
Posted for: Petition for Byllial Petitioner: Petition of Mall Real	to the
because of property:	mill ad, 460'NE of the
Location of Signs: Net #1 - Jacques	N. Pt. Bled; set # 2 fairy
Rolling mill 1d.	Jan
Remarks:	
Posted by Pen 2 Heman	Date of return: 2/13/84
Number of Signs:	or return:

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

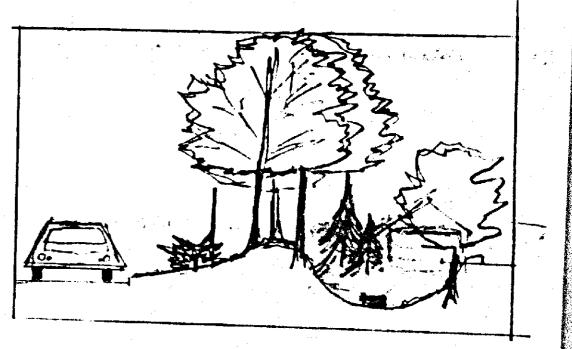
38 N. Dundalk Ave. Dundalk, Md. 21222 July 11,

19 84

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #57088 -Req. #L63175. The Dundalk Eagle a weekly newswas inserted in paper published in Baltimore County, Maryland, once a week anacessive weeks before the 19 84; that is to say, the same was inserted in the issues of July 5, 1984

Kimbel Publication, Inc.

per Publisher.



PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

LOCATION: South side Rolling Mill Road, 460 ft. Northeast of the center-

line of North Point Bouleward
DATE & TIME: Tuesday, July 24,

PUBLIC HEARING Room 106, County Office Building 111 W. Chess-

peeke Arenue, Towson, Maryland
The Zoning Commissioner of Balti-

more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public bearing

Petition for Special Exception for

living quarters in a commercial building (B.R. zone) and Variance to permit

a minimum of 18 ft, between build-

are granted, a building permit may be peal period. The Zoning Commissioner will, however, entersin any request for a stay of the issuance of said permit.

chring this period for good cause shown. Such request must be received and in writing by the date of the hear-

ing set above or made at the hearing.
BY ORDER OF
AMOUND MELON

OF BALTIMORE COUNTY

**ZONING COMMISSIONER** 

ception and Variance

1984 at 10:15 AM ---

ZONING: Petition for Special Ex-

